

APPENDICES

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**APPENDIX A
FACILITIES DESCRIPTION**

CATEGORY	# OF UNITS	GROSS SQ.FT	NET SQ FT	EXTERIOR	BUILT	HEAT PUMP SIZE
986-A (2 Bedroom)	8	1600	992	Brick/Vinyl/Wood	1993	2 Ton, ele
986-B (2 Bedroom)	16	1600	992	Brick/Vinyl/Wood	1993	2 Ton, ele
986-C (2 Bedroom)	12	1600	992	Brick/Vinyl/Wood	1993	2 Ton, ele
995-A (2 Bedroom)	10	1505	998	Brick/Vinyl/Wood	1993	2 Ton, ele
995-B (2 Bedroom)	17	1505	998	Brick/Vinyl/Wood	1993	2 Ton, ele
995-C (2 Bedroom)	9	1505	998	Brick/Vinyl/Wood	1993	2 Ton, ele
996-A (2 Bedroom)	14	1515	998	Brick/Vinyl/Wood	1993	2 Ton, ele
996-B (2 Bedroom)	25	1515	998	Brick/Vinyl/Wood	1993	2 Ton, ele
996-C (2 Bedroom)	10	1515	998	Brick/Vinyl/Wood	1993	2 Ton, ele
998-A (2 Bedroom)	16	1364	998	Brick/Vinyl/Wood	1993	2 Ton, ele
998-B (2 Bedroom)	25	1364	998	Brick/Vinyl/Wood	1993	2 Ton, ele
998-C (2 Bedroom)	16	1364	998	Brick/Vinyl/Wood	1993	2 Ton, ele
1398-A (4 Bedroom)	6	1847	1466	Brick/Vinyl/Wood	1993	2.5 Ton, ele
1398-B (4 Bedroom)	8	1847	1466	Brick/Vinyl/Wood	1993	2.5 Ton, ele
1398-C (4 Bedroom)	5	1847	1466	Brick/Vinyl/Wood	1993	2.5 Ton, ele
1415-A (4 Bedroom)	6	1894	1415	Brick/Vinyl/Wood	1993	2.5 Ton, ele
1415-B (4 Bedroom)	7	1894	1415	Brick/Vinyl/Wood	1993	2.5 Ton, ele
1415-C (4 Bedroom)	5	1894	1415	Brick/Vinyl/Wood	1993	2.5 Ton, ele
1496-A (4 Bedroom)	5	2037	1504	Brick/Vinyl/Wood	1993	2.5 Ton, ele
1496-B (4 Bedroom)	7	2037	1504	Brick/Vinyl/Wood	1993	2.5 Ton, ele
1496-C (4 Bedroom)	5	2037	1504	Brick/Vinyl/Wood	1993	2.5 Ton, ele
1500-A (4 Bedroom)	5	1922	1511	Brick/Vinyl/Wood	1993	2.5 Ton, ele
1500-B (4 Bedroom)	8	1922	1511	Brick/Vinyl/Wood	1993	2.5 Ton, ele
1500-C (4 Bedroom)	5	1922	1511	Brick/Vinyl/Wood	1993	2.5 Ton, ele
Community Center	1	3416	3194	Brick/Vinyl/Wood	1993	3 Ton, 2.5 Ton, electric

1. GENERAL PROPERTY DESCRIPTION. Heritage Village is a privately owned,

federal government maintained and operated community located in Hoke County. The property consists of 70.016 fenced acres with 249 single-family dwellings (residences), a Community and Service Center. The property is entered through a single access point on NC 1406 (Rockfish Road), approximately 18 miles from Fort Bragg, 2.6 miles from Raeford, NC.

1.1 The residences are two and four bedroom, single and two story homes, with garages, on 8 floor plans. Each floor plan has three different exteriors, creating 24 different home sites. Senior and junior enlisted Active Army personnel occupy the dwellings. Detailed Address and Property listing at **Appendix A**.

1.2 The 36 two-story units have carpet in upstairs rooms as well as on the stairs.

1.2.1 There is no wall covering in any of the units.

1.2.2 Phone hookups are located in any of the units.

1.2.3 Ceiling fans exist in each dwelling unit.

1.2.4 HVAC and hot water systems at Heritage Village has peak load savings devices and shall not be disturbed.

1.2.5 The Community Center is a common use building housing an Exercise Center, Common Room, two bathrooms, kitchen with stove, sink, refrigerator, and dishwasher. There are three offices occupied by Hoke County Sheriff, Mayor and empty. The contractor will maintain a service desk and have limited storage space in an office (9'3" x 10'6" = 97 sqf app), closet (2'-0" x 4'-6" = 9sqf app) and storage area (5'-0" x 5'-0" = 25 sqf) located off the lobby.

2. RECREATION AREAS

Recreation area type	Location
Ball Field	Inner field area
Basketball Court (Full)	Multipurpose court in recreation field
Basketball Court (Half)	Tennis court area, next to Community Center
Picnic Area and Barbeque Grills	Community Center, opposite Wonju Ct
Tennis Courts	Community Center

3. BUS SHELTERS

Bus Shelter Locations
Opposite McCarthy Ct
Opposite Mitchell Way
Opposite Munsan-Ni Ct
New installation FY03

APPENDIX A, CONT.**4. PLAYGROUNDS****Playground Equipment**

Playground Location	Location	Equipment Manufacturer	
Tot Lot 1	Behind 110 Hoke Ct	GameTime	4 Place Swing, two (2) durastress saddlemate, one (1) muscleman, one (1) 6' bench, 6' x 6' sandbox
Tot Lot 2	End of Lee Ct	GameTime	4 Place Swing, two (2) durastress saddlemate, one (1) muscleman one (1) 6' bench, 6'x6' sandbox
Tot Lot 3	End of Soyang Ct	GameTime	4 Place Swing, two (2) durastress saddlemate, one (1) muscleman, one (1) 6' bench, 6' x 6' sandbox
Tot Lot 4	Behind 110 Lang Vei Ct	GameTime	4 Place Swing, two (2) durastress saddlemate, Lexan spiral slide, one (1) 6' bench, 6' x 6' sandbox
Tot Lot 5	Behind 110 Pershing Ct	GameTime	4 Place Swing, one (1) 4' high mainliner slide, one (1) 6' bench, 6' x 6' sandbox
Super Tot (TL6)	Between Porter and Munsan-Ni Ct	Game Time	Combi-Climber E9630, three (3) durastress saddlemate, two (2) 6' bench, 6' x6' sandbox.
Tot Lot 7	Community Center	GameTime	4 Place Swing, two (2) durastress saddlemate, one (1) Lexan spiral slide one (1) 6' bench, 6'x6' sandbox

APPENDIX A**FACILITIES DESCRIPTION**

(Detailed Address/Property Listing)

	HSG AREA	HSE NO	STREET	GRADE	No BEDRMS	GROSS SQUARE FEET	NET SQUARE FEET	TYPE PLAN	ENGINEER NUMBER
1	26	100	DUNCAN CT	JENL/NCO	2	1505	998	995-B	L-8201
2	26	101	DUNCAN CT	JENL/NCO	2	1600	992	986-B	L-8200
3	26	102	DUNCAN CT	JENL/NCO	2	1364	997	998-B	L-8202
4	26	103	DUNCAN CT	JENL/NCO	2	1505	998	995-A	L-8199
5	26	104	DUNCAN CT	JENL/NCO	2	1600	992	986-C	L-8203
6	26	105	DUNCAN CT	JENL/NCO	2	1364	997	998-C	L-8198
7	26	106	DUNCAN CT	JENL/NCO	2	1505	998	995-B	L-8204
8	26	107	DUNCAN CT	JENL/NCO	2	1515	998	996-B	L-8197
9	26	108	DUNCAN CT	JENL/NCO	2	1515	998	996-A	L-8205
10	26	109	DUNCAN CT	JENL/NCO	2	1505	998	995-C	L-8196
11	26	110	DUNCAN CT	JENL/NCO	2	1505	998	995-B	L-8206
12	26	111	DUNCAN CT	JENL/NCO	2	1600	992	986-A	L-8195
13	26	112	DUNCAN CT	JENL/NCO	2	1364	997	998-B	L-8207
14	26	113	DUNCAN CT	JENL/NCO	2	1364	997	998-C	L-8194
15	26	114	DUNCAN CT	JENL/NCO	2	1600	992	986-B	L-8208
16	26	115	DUNCAN CT	JENL/NCO	2	1505	998	995-C	L-8193
17	26	117	DUNCAN CT	JENL/NCO	2	1364	997	998-A	L-8192
18	26	100	HOKE CT	JENL/NCO	2	1515	998	996-C	L-8011
19	26	101	HOKE CT	JENL/NCO	4	1847	1466	1398-A	L-8001
20	26	102	HOKE CT	JENL/NCO	2	1364	997	998-A	L-8010
21	26	103	HOKE CT	JENL/NCO	2	1364	997	998-B	L-8002
22	26	104	HOKE CT	JENL/NCO	4	1894	1415	1415-C	L-8009
23	26	105	HOKE CT	JENL/NCO	4	1847	1466	1398-B	L-8003
24	26	106	HOKE CT	JENL/NCO	2	1364	997	998-C	L-8008
25	26	107	HOKE CT	JENL/NCO	4	1894	1415	1415-B	L-8004
26	26	108	HOKE CT	JENL/NCO	2	1515	998	996-B	L-8007
27	26	110	HOKE CT	JENL/NCO	4	1847	1466	1398-C	L-8006
28	26	111	HOKE CT	JENL/NCO	2	1515	998	996-A	L-8005
29	26	100	JOEL CT	JENL/NCO	2	1600	992	986-C	L-8146
30	26	101	JOEL CT	JENL/NCO	2	1505	998	995-B	L-8133
31	26	102	JOEL CT	JENL/NCO	2	1364	997	998-B	L-8145
32	26	103	JOEL CT	JENL/NCO	2	1600	992	986-B	L-8134
33	26	104	JOEL CT	JENL/NCO	2	1515	998	996-B	L-8144
34	26	105	JOEL CT	JENL/NCO	2	1364	997	998-A	L-8135
35	26	106	JOEL CT	JENL/NCO	2	1364	997	998-A	L-8143

36	26	107 JOEL CT	JENL/NCO	2	1600	992	986-A	L-8136
37	26	108 JOEL CT	JENL/NCO	2	1364	997	998-C	L-8142
38	26	109 JOEL CT	JENL/NCO	2	1364	997	998-B	L-8137
39	26	110 JOEL CT	JENL/NCO	2	1364	997	998-A	L-8141
40	26	111 JOEL CT	JENL/NCO	2	1515	998	996-B	L-8138
41	26	112 JOEL CT	JENL/NCO	2	1515	998	996-A	L-8140
42	26	113 JOEL CT	JENL/NCO	2	1505	998	995-B	L-8139
43	26	108 LANG VEI CI	JENL/NCO	2	1515	998	996-B	L-8128
44	26	100 LANG VEI CT	JENL/NCO	2	1515	998	996-A	L-8132
45	26	101 LANG VEI CT	JENL/NCO	2	1364	997	998-A	L-8119
46	26	102 LANG VEI CT	JENL/NCO	2	1364	997	998-B	L-8131
47	26	103 LANG VEI CT	JENL/NCO	2	1505	998	995-B	L-8120
48	26	104 LANG VEI CT	JENL/NCO	2	1364	997	998-C	L-8130
49	26	105 LANG VEI CT	JENL/NCO	2	1600	992	986-C	L-8121
50	26	106 LANG VEI CT	JENL/NCO	2	1505	998	995-A	L-8129
51	26	107 LANG VEI CT	JENL/NCO	2	1364	997	998-A	L-8122
52	26	109 LANG VEI CT	JENL/NCO	2	1515	998	996-C	L-8123
53	26	110 LANG VEI CT	JENL/NCO	2	1364	997	998-B	L-8127
54	26	111 LANG VEI CT	JENL/NCO	2	1505	998	995-C	L-8124
55	26	112 LANG VEI CT	JENL/NCO	2	1505	998	995-B	L-8126
56	26	113 LANG VEI CT	JENL/NCO	2	1600	992	986-B	L-8125
57	26	100 LEE CT	JENL/NCO	4	1847	1466	1398-B	L-8041
58	26	101 LEE CT	JENL/NCO	4	1894	1415	1415-A	L-8027
59	26	102 LEE CT	JENL/NCO	2	1515	998	996-C	L-8040
60	26	103 LEE CT	JENL/NCO	2	1364	997	998-B	L-8028
61	26	104 LEE CT	JENL/NCO	2	1364	997	998-C	L-8039
62	26	105 LEE CT	JENL/NCO	4	1894	1415	1415-B	L-8029
63	26	106 LEE CT	JENL/NCO	4	1847	1466	1398-A	L-8038
64	26	107 LEE CT	JENL/NCO	2	1515	998	996-B	L-8030
65	26	108 LEE CT	JENL/NCO	2	1515	998	996-B	L-8037
66	26	109 LEE CT	JENL/NCO	2	1364	997	998-A	L-8031
67	26	110 LEE CT	JENL/NCO	4	1847	1466	1398-C	L-8036
68	26	111 LEE CT	JENL/NCO	4	1847	1466	1398-B	L-8032
69	26	112 LEE CT	JENL/NCO	2	1515	998	996-A	L-8035
70	26	113 LEE CT	JENL/NCO	4	1894	1415	1415-B	L-8033
71	26	115 LEE CT	JENL/NCO	2	1515	998	996-C	L-8034
72	26	100 MCCARTHY CT	JENL/NCO	2	1600	992	986-C	L-8118
73	26	101 MCCARTHY CT	JENL/NCO	2	1600	992	986-B	L-8111
74	26	102 MCCARTHY CT	JENL/NCO	2	1505	998	995-A	L-8117
75	26	103 MCCARTHY CT	JENL/NCO	2	1515	998	996-B	L-8112
76	26	104 MCCARTHY CT	JENL/NCO	2	1600	992	986-B	L-8116
77	26	105 MCCARTHY CT	JENL/NCO	2	1600	992	986-A	L-8115
78	26	106 MCCARTHY CT	JENL/NCO	2	1505	998	995-B	L-8115

79	26	107 MCCARTHY CT	JENL/NCO	2	1505	998	995-C	L-8114
80	26	101 MITCHELL WAY	JENL/NCO	2	1515	998	996-B	L-8147
81	26	103 MITCHELL WAY	JENL/NCO	2	1515	998	996-A	L-8148
82	26	105 MITCHELL WAY	JENL/NCO	2	1600	992	986-B	L-8149
83	26	100 MUNSAN-NI CT	JENL/NCO	4	1894	1415	1415-A	L-8088
84	26	101 MUNSAN-NI CT	JENL/NCO	2	1505	998	995-C	L-8079
85	26	102 MUNSAN-NI CT	JENL/NCO	2	1600	992	986-C	L-8087
86	26	103 MUNSAN-NI CT	JENL/NCO	4	1847	1466	1398-B	L-8080
87	26	104 MUNSAN-NI CT	JENL/NCO	2	1364	997	998-B	L-8086
88	26	105 MUNSAN-NI CT	JENL/NCO	2	1600	992	986-B	L-8081
89	26	106 MUNSAN-NI CT	JENL/NCO	2	1600	922	986-A	L-8085
90	26	107 MUNSAN-NI CT	JENL/NCO	2	1364	997	998-A	L-8082
91	26	108 MUNSAN-NI CT	JENL/NCO	2	1505	998	995-A	L-8084
92	26	109 MUNSAN-NI CT	JENL/NCO	2	1505	998	995-B	L-8083
93	26	NATHAN GREENE 902 CR	SR NCO	4	2037	1504	1496-C	L-8250
94	26	NATHAN GREENE 100 CR	JENL/NCO	2	1515	998	996-B	L-8209
95	26	NATHAN GREENE 102 CR	JENL/NCO	2	1505	998	995-B	L-8210
96	26	NATHAN GREENE 104 CR	JENL/NCO	2	1600	992	986-B	L-8211
97	26	NATHAN GREENE 200 CR	JENL/NCO	2	1515	998	996-B	L-8212
98	26	NATHAN GREENE 202 CR	JENL/NCO	2	1364	997	998-B	L-8213
99	26	NATHAN GREENE 204 CR	JENL/NCO	2	1600	992	986-C	L-8214
100	26	NATHAN GREENE 206 CR	JENL/NCO	2	1515	998	996-C	L-8216
101	26	NATHAN GREENE 300 CR	N/A	0	3416	3194	COM-CTR	L-8216
102	26	NATHAN GREENE 800 CR	SR NCO	4	1922	1511	1500-B	L-8245
103	26	NATHAN GREENE 802 CR	SR NCO	4	2037	1504	1496-A	L-8246
104	26	NATHAN GREENE 804 CR	SR NCO	4	1922	1511	1500-A	L-8247
105	26	NATHAN GREENE 806 CR	SR NCO	4	2037	1504	1496-B	L-8248
106	26	NATHAN GREENE 900 CR	SR NCO	4	1922	1511	1500-B	L-8249
107	26	NATHAN GREENE 904 CR	SR NCO	4	1922	1511	1500-C	L-8251
108	26	100 PERSHING CT	JENL/NCO	2	1515	998	996-B	L-8183
109	26	101 PERSHING CT	JENL/NCO	2	1515	998	996-B	L-8182
110	26	102 PERSHING CT	JENL/NCO	2	1364	997	998-B	L-8184
111	26	103 PERSHING CT	JENL/NCO	4	1894	1415	1415-A	L-8188
112	26	104 PERSHING CT	JENL/NCO	2	1600	992	986-A	L-8185
113	26	105 PERSHING CT	JENL/NCO	2	1600	992	986-B	L-8180
114	26	106 PERSHING CT	JENL/NCO	2	1505	998	995-A	L-8186
115	26	107 PERSHING CT	JENL/NCO	2	1505	998	995-B	L-8179

116	26	108PERSHING CT	JENL/NCO	2	1364	997	998-C	L-8187
117	26	109PERSHING CT	JENL/NCO	2	1364	997	998-A	L-8178
118	26	110PERSHING CT	JENL/NCO	2	1600	992	986-B	L-8188
119	26	111PERSHING CT	JENL/NCO	2	1600	992	986-C	L-8177
120	26	112PERSHING CT	JENL/NCO	2	1505	998	995-A	L-8189
121	26	113PERSHING CT	JENL/NCO	2	1364	997	998-B	L-8176
122	26	114PERSHING CT	JENL/NCO	2	1515	998	996-A	L-8190
123	26	115PERSHING CT	JENL/NCO	2	1515	998	996-B	L-8175
124	26	116PERSHING CT	JENL/NCO	2	1515	998	996-B	L-8191
125	26	117PERSHING CT	JENL/NCO	2	1364	997	998-C	L-8174
126	26	119PERSHING CT	JENL/NCO	2	1600	992	986-C	L-8172
127	26	121PERSHING CT	JENL/NCO	2	1505	998	995-C	L-8172
128	26	100PORTER CT	JENL/NCO	2	1364	997	998-C	L-8078
129	26	101PORTER CT	JENL/NCO	4	1894	1415	1415-A	L-8067
130	26	102PORTER CT	JENL/NCO	2	1515	998	996-B	L-8077
131	26	103PORTER CT	JENL/NCO	2	1364	997	998-B	L-8068
132	26	106PORTER CT	JENL/NCO	4	1847	1466	1398-B	L-8075
133	26	107PORTER CT	JENL/NCO	4	1894	1415	1415-B	L-8070
134	26	108PORTER CT	JENL/NCO	4	1894	1415	1415-C	L-8074
135	26	109PORTER CT	JENL/NCO	4	1847	1466	1398-C	L-8071
136	26	110PORTER CT	JENL/NCO	2	1515	998	996-A	L-8073
137	26	111PORTER CT	JENL/NCO	2	1515	998	996-B	L-8072
138	26	104PORTER CT	JENL/NCO	2	1364	997	998-B	L-8076
139	26	105PORTER CT	JENL/NCO	2	1515	998	996-A	L-8069
140	26	100SOYANG CT	JENL/NCO	2	1600	992	986-C	L-8098
141	26	101SOYANG CT	JENL/NCO	2	1364	997	998-C	L-8089
142	26	102SOYANG CT	JENL/NCO	2	1515	998	996-C	L-8097
143	26	103SOYANG CT	JENL/NCO	2	1505	998	995-A	L-8090
144	26	104SOYANG CT	JENL/NCO	2	1364	997	998-A	L-8096
145	26	105SOYANG CT	JENL/NCO	4	1847	1466	1398-A	L-8091
146	26	106SOYANG CT	JENL/NCO	2	1600	992	986-A	L-8095
147	26	108SOYANG CT	JENL/NCO	2	1505	998	995-B	L-8094
148	26	109SOYANG CT	JENL/NCO	2	1515	998	996-B	L-8093
149	26	107SOYANG CT	JENL/NCO	2	1600	992	986-B	L-8092
150	26	100SWING CT	JENL/NCO	4	1847	1466	1398-B	L-8054
151	26	101SWING CT	JENL/NCO	2	1364	997	998-B	L-8042
152	26	102SWING CT	JENL/NCO	2	1515	998	996-C	L-8053
153	26	103SWING CT	JENL/NCO	4	1847	1466	1398-C	L-8043
154	26	104SWING CT	JENL/NCO	4	1847	1466	1398-A	L-8052
155	26	105SWING CT	JENL/NCO	2	1515	998	996-A	L-8044
156	26	106SWING CT	JENL/NCO	4	1894	1415	1415-C	L-8051
157	26	107SWING CT	JENL/NCO	2	1364	997	998-C	L-8045
158	26	108SWING CT	JENL/NCO	2	1515	998	996-B	L-8050

159	26	109 SWING CT	JENL/NCO	2	1515	998	996-B	L-8046
160	26	110 SWING CT	JENL/NCO	2	1364	997	998-B	L-8049
161	26	111 SWING CT	JENL/NCO	4	1894	1415	1415-B	L-8047
162	26	113 SWING CT	JENL/NCO	4	1894	1415	1415-A	L-8048
163	26	200 SWING CT	SR NCO	4	2037	1504	1496-A	L-8217
164	26	201 SWING CT	SR NCO	4	2037	1504	1496-B	L-8229
165	26	202 SWING CT	SR NCO	4	2037	1504	1496-B	L-8218
166	26	203 SWING CT	SR NCO	4	1922	1511	1500-B	L-8228
167	26	204 SWING CT	SR NCO	4	1922	1511	1500-B	L-8219
168	26	205 SWING CT	SR NCO	4	2037	1504	1496-C	L-8227
169	26	206 SWING CT	SR NCO	4	2037	1504	1496-C	L-8220
170	26	207 SWING CT	SR NCO	4	1922	1511	1500-A	L-8226
171	26	208 SWING CT	SR NCO	4	1922	1511	1500-A	L-8221
172	26	209 SWING CT	SR NCO	4	2037	1504	1496-B	L-8225
173	26	210 SWING CT	SR NCO	4	2037	1504	1496-A	L-8222
174	26	211 SWING CT	SR NCO	4	1922	1511	1500-B	L-8224
175	26	213 SWING CT	SR NCO	4	1922	1511	1500-C	L-8223
176	26	201 TOLSON CT	SR NCO	4	1922	1511	1500-B	L-8230
177	26	100 TOLSON CT	JENL/NCO	2	1364	997	998-B	L-8066
178	26	101 TOLSON CT	JENL/NCO	2	1364	997	998-B	L-8055
179	26	102 TOLSON CT	JENL/NCO	2	1515	998	996-A	L-8065
180	26	103 TOLSON CT	JENL/NCO	4	1894	1415	1415-A	L-8056
181	26	104 TOLSON CT	JENL/NCO	2	1364	997	998-C	L-8064
182	26	105 TOLSON CT	JENL/NCO	2	1364	997	998-A	L-8057
183	26	106 TOLSON CT	JENL/NCO	2	1515	998	996-B	L-8063
184	26	107 TOLSON CT	JENL/NCO	4	1847	1466	1398-B	L-8058
185	26	108 TOLSON CT	JENL/NCO	4	1894	1415	1415-C	L-8062
186	26	109 TOLSON CT	JENL/NCO	2	1364	997	998-C	L-8059
187	26	110 TOLSON CT	JENL/NCO	2	1364	997	998-A	L-8061
188	26	111 TOLSON CT	JENL/NCO	4	1894	1415	1415-B	L-8060
189	26	200 TOLSON CT	SR NCO	4	1922	1511	1500-B	L-8230
190	26	202 TOLSON CT	SR NCO	4	2037	1504	1496-A	L-8231
191	26	203 TOLSON CT	SR NCO	4	2037	1504	1496-B	L-8243
192	26	204 TOLSON CT	SR NCO	4	1922	1511	1500-C	L-8232
193	26	205 TOLSON CT	SR NCO	4	1922	1511	1500-B	L-8242
194	26	206 TOLSON CT	SR NCO	4	2037	1504	1496-B	L-8233
195	26	207 TOLSON CT	SR NCO	4	2037	1504	1496-C	L-8241
196	26	208 TOLSON CT	SR NCO	4	1922	1511	1500-A	L-8234
197	26	209 TOLSON CT	SR NCO	4	1922	1511	1500-A	L-8240
198	26	210 TOLSON CT	SR NCO	4	2037	1504	1496-C	L-8235
199	26	211 TOLSON CT	SR NCO	4	2037	1504	1496-B	L-8239
200	26	212 TOLSON CT	SR NCO	4	1922	1511	1500-B	L-8236
201	26	213 TOLSON CT	SR NCO	4	1922	1511	1500-C	L-8238

202	26	214 TOLSON CT	SR NCO	4	2037	1504	1496-A	L-8237
203	26	100 WILLIAMS CT	JENL/NCO	2	1600	992	986-C	L-8171
204	26	101 WILLIAMS CT	JENL/NCO	2	1505	998	995-B	L-8150
205	26	102 WILLIAMS CT	JENL/NCO	2	1505	998	995-A	L-8170
206	26	103 WILLIAMS CT	JENL/NCO	2	1600	992	986-A	L-8151
207	26	104 WILLIAMS CT	JENL/NCO	2	1515	998	996-C	L-8169
208	26	105 WILLIAMS CT	JENL/NCO	2	1364	997	998-B	L-8152
209	26	106 WILLIAMS CT	JENL/NCO	2	1364	997	998-A	L-8168
210	26	107 WILLIAMS CT	JENL/NCO	2	1515	998	996-B	L-8153
211	26	108 WILLIAMS CT	JENL/NCO	2	1600	992	986-B	L-8167
212	26	109 WILLIAMS CT	JENL/NCO	2	1505	998	995-C	L-8154
213	26	110 WILLIAMS CT	JENL/NCO	2	1505	998	995-B	L-8166
214	26	111 WILLIAMS CT	JENL/NCO	2	1600	992	986-C	L-8155
215	26	112 WILLIAMS CT	JENL/NCO	2	1515	998	996-A	L-8165
216	26	113 WILLIAMS CT	JENL/NCO	2	1364	997	998-C	L-8156
217	26	114 WILLIAMS CT	JENL/NCO	2	1364	997	998-B	L-8164
218	26	115 WILLIAMS CT	JENL/NCO	2	1505	998	995-A	L-8157
219	26	116 WILLIAMS CT	JENL/NCO	2	1600	992	986-B	L-8163
220	26	117 WILLIAMS CT	JENL/NCO	2	1600	992	986-A	L-8158
221	26	118 WILLIAMS CT	JENL/NCO	2	1505	998	995-B	L-8162
222	26	119 WILLIAMS CT	JENL/NCO	2	1505	998	995-C	L-8159
223	26	120 WILLIAMS CT	JENL/NCO	2	1515	998	996-B	L-8161
224	26	121 WILLIAMS CT	JENL/NCO	2	1600	992	986-C	L-8160
225	26	100 WONJU CT	JENL/NCO	2	1505	998	995-B	L-8110
226	26	101 WONJU CT	JENL/NCO	2	1505	998	995-C	L-8099
227	26	102 WONJU CT	JENL/NCO	2	1600	992	986-B	L-8109
228	26	103 WONJU CT	JENL/NCO	2	1364	997	998-B	L-8100
229	26	104 WONJU CT	JENL/NCO	2	1515	998	996-C	L-8108
230	26	105 WONJU CT	JENL/NCO	2	1505	998	995-A	L-8101
231	26	106 WONJU CT	JENL/NCO	2	1364	997	998-A	L-8107
232	26	107 WONJU CT	JENL/NCO	2	1364	997	998-B	L-8102
233	26	108 WONJU CT	JENL/NCO	2	1600	992	986-B	L-8106
234	26	109 WONJU CT	JENL/NCO	2	1364	997	998-C	L-8103
235	26	110 WONJU CT	JENL/NCO	2	1505	998	995-B	L-8105
236	26	111 WONJU CT	JENL/NCO	2	1364	997	998-B	L-8104
237	26	102 WYATT CT	JENL/NCO	2	1515	998	996-A	L-8025
238	26	100 WYATT CT	JENL/NCO	2	1364	997	998-C	L-8026
239	26	101 WYATT CT	JENL/NCO	4	1847	1466	1398-A	L-8012
240	26	103 WYATT CT	JENL/NCO	2	1515	998	996-B	L-8013
241	26	104 WYATT CT	JENL/NCO	2	1364	997	998-B	L-8024
242	26	105 WYATT CT	JENL/NCO	4	1847	1466	1398-B	L-8014
243	26	106 WYATT CT	JENL/NCO	2	1515	998	996-C	L-8023
244	26	107 WYATT CT	JENL/NCO	2	1515	998	996-A	L-8015

245	26	108WYATT CT	JENL/NCO	2	1364	997	998-A	L-8022
246	26	109WYATT CT	JENL/NCO	4	1894	1415	1415-B	L-8016
247	26	110WYATT CT	JENL/NCO	4	1847	1466	1398-A	L-8021
248	26	111 WYATT CT	JENL/NCO	4	1847	1466	1398-C	L-8017
249	26	112WYATT CT	JENL/NCO	4	1894	1415	1415-C	L-8020
250	26	113WYATT CT	JENL/NCO	2	1364	997	998-B	L-8018
251	26	114WYATT CT	JENL/NCO	2	1515	998	996-B	L-8019

APPENDIX B
Estimated Workload (Service Order Data)

SERVICE ORDER DATA					
		1998-1999	1999-2000	2000-2001	2001-2002
	TASK	# WO	# WO	#WO	# WO
1	Emergency Service Orders (ESO) - PSW 2.3	506	333	347	398
2	Regular Service Orders (RSO) - PSW 2.3	731	534	907	1048
3	VQM Service Orders-PSW 2.4.5	86	98	82	104
	Total Service Orders	1323	965	1336	1550
4	Govt Termination Inspection - PSW 2.4.3	95	118	99	117
5	Difference between Termination and VQM (Units returned to service without Maintenance)	9	20	17	13
6	EXTERIOR PAINT	64	77	63	37
7	INTERIOR PAINT	178	180	104	145
15	HVAC RPR/RPL	207	113	146	142
16	PLUMBING	531	457	540	622
17	ELECTRICAL	211	200	245	325
18	APPLIANCE	279	231	253	373
21	FIRE EXTINGUISHERS	0	0	0	3
22	WINDOW RPR/RPL	111	103	124	114
23	STORM DOOR RPR/RPL	2	27	56	60
24	STORM WINDOW RPR/RPL	0	3	0	0
NOTES:					
1	Data runs from 1 Apr to 31 March each contract year, urgent work orders tracked as eso				
2	Data not available for 2002-2003				
3	Every government termination will require Vacant Quarters Cleaning (VQC)				
4	Regular Service orders = Total RSO - VQM Service Orders for each craft to include (Term Inspector, Electrical, HVAC,				
	Appliance, Paint, Plumb, Carpenter; total of 7 crafts per each VQM				

Estimated Workload
(Labor Cost per Craft)

		LABOR COST PER CRAFT				
	Labor Costs	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003
1	Administrative	\$ 1,337.21	\$ 1,965.79	\$ -	\$ -	\$ -
2	Craft					
3	Termination Inspector	\$ 7,273.36	\$ 13,375.95	\$ 12,928.04	\$ 12,164.52	4067.69
4	Carpenter	\$ 79,850.81	\$ 71,481.17	\$ 83,207.14	\$ 111,871.59	\$ 33,521.00
5	Electrician	\$ 11,157.12	\$ 11,838.75	\$ 13,379.90	\$ 16,169.04	\$ 5,388.94
6	Plumber	\$ 27,445.59	\$ 24,368.52	\$ 24,988.37	\$ 30,401.53	\$ 10,918.36
7	HVAC Technician	\$ 39,766.83	\$ 30,232.08	\$ 33,413.01	\$ 37,280.06	\$ 11,448.70
8	Appliance Technician	\$ 13,704.78	\$ 13,251.71	\$ 12,400.91	\$ 14,711.41	\$ 5,054.92
9	General Maintenance Worker	\$ 23,368.14	\$ 38,119.03	\$ 35,407.44	\$ 45,524.85	\$ 12,717.35
10	Painter	\$ 47,485.70	\$ 45,354.07	\$ 45,273.51	\$ 59,036.29	\$ 17,411.51
11	Laborer	\$ 7,824.54	\$ 6,014.58	\$ 5,265.31	\$ 5,564.20	\$ 7,975.93
12	Janitor	\$ 19,896.66	\$ 22,899.02	\$ 23,727.91	\$ 35,402.24	\$ 343.30
13	Locksmith	\$ 988.45	\$ 1,075.07	\$ 653.53	\$ 656.61	\$ -
14	Total	\$ 280,099.19	\$ 279,975.74	\$ 290,645.07	\$ 368,782.34	\$ 108,847.70

Estimated Workload (Materials and Services Cost)

	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	
Material Costs	\$ 78,613.17	\$ 56,545.79	\$ 66,251.59	\$ 100,042.48	\$ 31,188.29	
Fire Suppression	\$ 17,820.21	\$ 18,300.79	\$ 19,481.18	\$ 20,565.10	\$ -	
Count	251	251	251	251		
Seasonal Maintenance	\$ 18,504.25	\$ 18,504.25	\$ 17,378.56	\$ 17,599.45	0	
Count	251	251	251	251		
Community Center	\$ 6,849.20	\$ 2,931.11	\$ 7,906.69	\$ 8,796.70	825.44	
Count	30	29	48	55	13	
Terminations	\$ 2,852.60	\$ 6,453.20	\$ 6,229.96	\$ 5,306.86	1058.28	
Count	95	118	99	117	28	

Estimated Workload
(Quarters Termination by Month)

Fort Bragg Public Works Business Center					
Housing Division					
Housing Area 26 - Heritage Village					
Terminations by Month					
Month	2001	2002	2003	Total 2001 - 2003	Average
Jan		7	13	20	10.0
Feb		11	8	19	9.5
Mar		6	5	11	5.5
Apr		11	9	20	10.0
May		13	9	22	11.0
Jun		6	11	17	8.5
Jul		5		5	5.0
Aug		5		5	5.0
Sep		13		13	13.0
Oct		11		11	11.0
Nov	6	11		17	8.5
Dec	6	8		14	7.0
Total	12	107	55	174	8.7
Above data represents terminations per Homes database					
The difference between terms Service order data is J&J Maint contract runs from April 1 to 31 March each year. This is a calendar year run.					
2002 data is skewed due to major overseas deployments and dependents returning to home of record in 2002.					

APPENDIX C TYPICAL VQM WORK

1. **GENERAL:** Following accessories and components, shall be serviced, cleaned, repaired, or replaced in a manner to preserve continuously safe operational and structural integrity during the performance of VQM. VQM work can include, but not limited to:

2. **INSTALLED EQUIPMENT.**
 - 2.1. Bathroom exhaust fans (motor and fan, intake grille, duct, flashing and exterior damper)
 - 2.2. AC Condenser unit, condenser cooling fins
 - 2.3. Heat/Air conditioning supply and return air ducting (to include cleaning and/or replacement), supply and return air grilles
 - 2.4. Air conditioning unit to include fan, electric strip coils, cooling coils, hot gas piping, refrigerant piping, insulation, electrical panel, condensate drain, filters, and refrigerant, electrical controls to include thermostat
 - 2.5. Smoke detectors, carbon monoxide detector
 - 2.6. Range vent hood (light, motor and fan, switches, filters, duct, and exterior damper)
 - 2.7. Switches, power panels, disconnects, safety switches, receptacles, plates, light fixtures, door bells, wiring, connections, and devices
 - 2.8. Water heaters, safety relief valve, local shutoff valves, expansion sleeve, and related components
 - 2.9. Garbage disposal to include drain and dishwasher line.

3. **INTERIOR STRUCTURE.** Interior work includes every room of the house (kitchens, bathrooms, hallways, bedrooms, living rooms, dining rooms, foyers, storage rooms, closets, mechanical rooms, garages, attics, and common areas)
 - 3.1. Appliances (range, refrigerator, ice maker, dishwasher)
 - 3.2. Base shoe molding (wood)
 - 3.3. Bathroom accessories (soap dish, toothbrush holder, towel bars, toilet paper holders, shower curtain rods)
 - 3.4. Bathtub and shower units (fiberglass/porcelain) to include pop-up drains, overflows, shower doors, seals, and supporting structure, Single and double diverter type faucets on bathtubs
 - 3.5. Sinks to include water temp/control valve, aerator, sprayer and hose, drains, water shutoff valves, pop up drains, overflows, strainer baskets, plugs
 - 3.6. Cabinets to include Medicine cabinets, metal or wood and associated hardware to include mirrors, shelves, closers, hinges, latches, pulls, catches, guides)
 - 3.7. Caulking (tubs, lavatories, commodes, countertops, door facings, windows, baseboards, and stains)
 - 3.8. Ceiling and wall sheetrock
 - 3.9. Ceiling fans
 - 3.10. Fire suppression systems (under range hood)
 - 3.11. Backsplash (behind range)
 - 3.12. Countertop replacement (kitchen and bathrooms)
 - 3.13. Doors (casings, joints, stops, thresholds, hinges, door veneers, glass, guide pulls, tracks, locks)
 - 3.14. Exhaust fans (range hood and bathrooms)
 - 3.15. Floors (tile and vinyl sheet)
 - 3.16. Garage door, gaskets, rails springs, pulleys, and cables.
 - 3.17. Garbage disposal

TYPICAL VQM WORK (CONT)

- 3.18. Handrails and handicap ramps
 - 3.19. Clothes washer hose bibs, washer connections, angle stops, and cut-off valves
 - 3.20. Light diffusers, fixtures, and pull chains
 - 3.21. Plugs, p-traps, strainer baskets
 - 3.22. Plumbing systems (to include under the slab water and sewer line breaks)
 - 3.23. Pop-up drains and overflows on tubs and lavatories
 - 3.24. Commodes to include tank flange, flange washers, spud and spud washers, wax rings and companion flanges, seats, flush valves and ball cocks, and shut off valve
 - 3.25. Window coverings
 - 3.26. Windows and doors, sills, casings, and related hardware (pulls, locks, tracks, etc.)
 - 3.27. Interior doors including jambs, thresholds, tracks, casing trim, door handles, locks, associated trim, and related hardware
- 4. Any other item appurtenant to the units that has been installed, constructed, or approved by the Government in accordance with Government contracts or military family housing written policies.
- 5. SMOKE DETECTORS: Even though smoke detectors and CO Detectors can be worked on as a service call, the Contractor shall inspect/test and/or repair/replace the detectors during VQM.
- 6 FACILITIES EXTERIOR. Exterior work includes the unit and an area 50 feet outside the unit.
 - 6.1 Clothesline and base
 - 6.2 Dryer vents and deflector (protruding from wall and/or roof)
 - 6.4 Exterior doors (utility, storage, storm doors, entrances, etc.) including jambs, thresholds, tracks, casing trim, door locks and associated trim, and related hardware
 - 6.5 Exterior lights and light globes/diffusers
 - 6.6 Exterior walls (brick, vinyl, masonite, woods, etc.)
 - 6.7 Fences (privacy) to include painting
 - 6.8 Flag holders
 - 6.9 Garage doors, seals, rails, springs, cables and pulleys
 - 6.10 Gutters and downspouts
 - 6.11 Gates
 - 6.12 Handicap ramps and railings
 - 6.13 Lateral sewer (from cleanout) and water line (downstream valve from water meter)
 - 6.14 Mailboxes
 - 6.15 House number plates
 - 6.16 Outside hose bibs
 - 6.17 Porches
 - 6.18 Power panels
 - 6.19 Privacy screens/refuse container
 - 6.20 Roofing, sheeting, rafters, roof vents, flashing, gutter and downspouts, soffet, fascia, and sheathing.
 - 6.21 Storm doors and related hardware
 - 6.22 Sidewalks, driveways, and patios
 - 6.23 Siding
 - 6.24 Splash blocks
 - 6.25 Steps (concrete)

- 6.26 Storage structures
- 6.27 Weather stripping
- 6.28 Window glass, frames, aluminum and wood, with and without grids, bug screens and clips

APPENDIX D
MAXIMUM TIME ALLOWANCES FOR VQM AND MAJOR MAINTENANCE
 (Time Chart)

CATEGORY	MAXIMUM ALLOWABLE DAYS
VQM	2 days
Change of Occupancy Cleaning (VOC)	2 days
Other Cleaning	1 day
Major paint equal to or over 2,000 SF	2 days
Paint less than 2,000 SF	1 day
Paint occupied unit	30 days to Schedule and Complete
Cabinet refinishing or restoration	1 day
Whole house	1 day
Floor replacement, sub floor	2 days
Floor replacement - sheet vinyl	1 day
Tile floor replacement	
(200 to 700 SF)	1 day
(701 SF or more)	2 days
Install cove base and shoe molding	1 day
Remove cove base and shoe molding	1 day
Restore fiberglass tub & shower	2 days
Refinish porcelain bathtubs	2 days
Replace shower stall	2 days
Major carpet cleaning (steam cleaning)	1 day
Termite Damage/Repair according to the degree of repair needed	
Bathroom Sub floor	1 day
Installation of carpet	1 day
<u>An example of total allowable downtime is:</u>	
VQM (Category 1)	2 days
Paint (over 2,000 SF)	<u>2 days</u>
	4 days

1. Maintenance time in workdays.
2. Maintenance time begins on the workday after turnover and closes the date unit is accepted by Government.
3. Total downtime allowed includes VQM downtime plus other additional downtime allowed by this PWS.

4. Maximum allowable downtime will not exceed twelve days unless waived in writing by COR.
5. Time will be allocated per Means Estimating system or consensus between Contractor and COR for items not listed above.

APPENDIX E
SERVICE CALL CATEGORIES, (SERVICE ORDER CATEGORY, MAXIMUM
RESPONSE AND COMPLETION TIMES

DESCRIPTION	CATEGORY	MAXIMUM RESPONSE TIME	MAXIMUM COMPLETION TIME
1. <u>Structure Repairs Exterior</u>			
a. Roof Leaking	E	2 Hours	24 Hours
b. Replace broken window and/or door glass	U	8 Hours	2 Days
c. Replace keys and locksets exterior Doors (when quarters unsecured)	E	2 Hours	24 Hours
d. Resecure/replace mail boxes	R	5 Days	10 Days
e. Resecure/replace rain gutters and downspouts	R	5 Days	10 Days
2. <u>Structure Repairs Interior</u>			
a. Adjust and repair interior doors	R	5 Days	10 Days
b. Resecure handrails (stairway)	E	2 Hours	24 Hours
c. Repair interior stairs	U	8 Hours	2 Days
3. <u>Plumbing</u>			
a. Total water service loss	E	2 Hours	24 Hours
b. Broken supply line that cannot be shut off at meter angle stop	E	2 Hours	24 Hours
c. No Hot Water	E	2 Hours	24 Hours
d. Hot Water heater leaking	U	8 Hours	2 Days
e. Sewer, complete stoppage	E	2 Hours	24 Hours
4. <u>Electrical</u>			
a. Complete failure.	E	2 Hours	24 Hours

b. Smoke Detector Inoperative/ CO monitor U	U	8 Hours	2 Days
5. Appliances			
a. Range inoperative	E	2 Hours	24 Hours
b. Two or more burners will not work	U	8 Hours	2 Days
c. One burner will not work	R	5 Days	10 Days
DESCRIPTION	CATEGORY	MAXIMUM RESPONSE TIME	MAXIMUM COMPLETION TIME
d. Oven or broiler will not work	U	8 Hours	2 Days
e. Refrigerator inoperative	E	2 Hours	24 Hours
f. Icemaker will not work	R	5 Days	10 Days
g. Check and repair inoperative dishwasher	U	8 Hours	2 Days
6. Heating and Air Conditioning			
a. Any heat order	E	2 Hours	24 Hours
b. Any air conditioning order	U	8 Hours	2 Days

1. All references to "days" within this Appendix shall mean workdays.
2. The foregoing list is a guide to indicate the types of service order categories and response and completion times for this contract. As such, this list is not all-inclusive.
3. The COR has the ultimate decision authority in determining the classification of the work.
4. Categories: E- Emergency, U-Urgent, R- Routine (see Para. 2.4, Service Calls, of the PWS, Detailed Requirements)

APPENDIX F
APPLIANCE SPECIFICATIONS, REPAIR HISTORY,
REPAIR/REPLACEMENT CALCULATION

1. General Appliance Characteristics. Appliances will meet the following minimum specification (but not limited to):
 - 1.1. Electric Range: 30 inch, self cleaning oven, removable oven door with window, digital display, full width storage drawer, lift up upswept cook top with two 8" and two 6" lug in heating elements, 45" high x 30" wide x app 26" deep.
 - 1.2. Refrigerator: 20 cf with icemaker, top mount freezer with shelf and door storage, surface mount door handles, adjustable interior shelves and door shelves, vegetable and fruit crispers 65"high x 30" wide x app 32" deep.
 - 1.3. Dishwasher: Undercounter, 4 cycles, 7 options, water saver cycle, 2 levels, automatic soap dispenser, and silverware basket, 34-1/2" high x 24" deep x 24" wide. Dishwasher drain to connect to garbage disposal.
2. Repair History

APPLIANCE REPAIR/REPLACEMENT COST

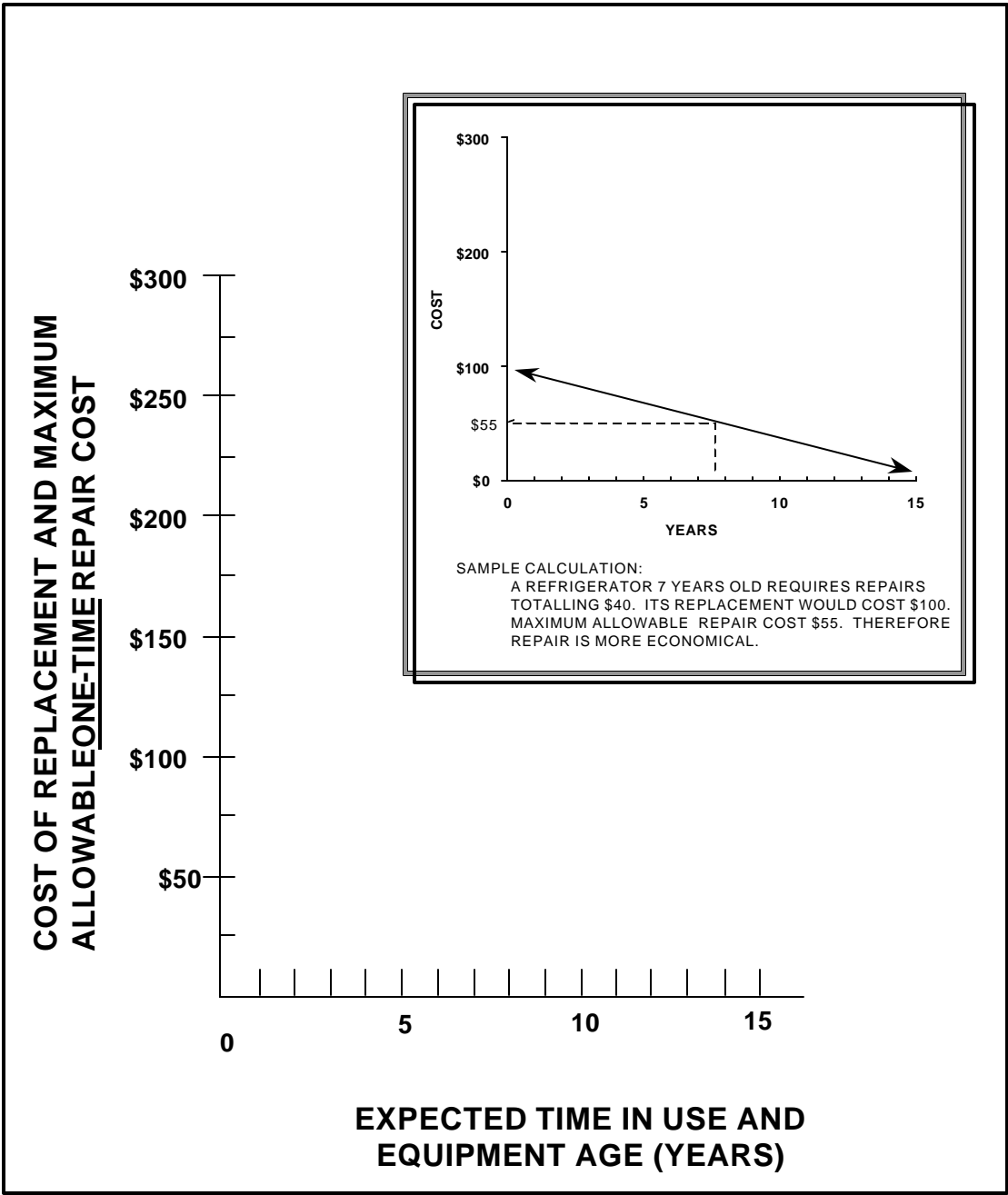
		1998-1999	1999-2000	2000-2001	2001-2002	2002-2003
REFRIGERATOR	Cost	\$ 933.00	\$ 836.00	\$ 3,762.00	\$ 3,772.00	\$ 2,936.00
	Count	2	2	9	8	6
RANGE	Cost				\$ 1,300.00	\$ 325.00
	Count	0	0	0	4	1
DISHWASHER	Cost	\$ 729.00	\$ 1,458.00	\$ 972.00	\$ 3,402.00	\$ 3,159.00
	Count	3	6	4	14	13
TOTAL	Cost	\$ 1,662.00	\$ 2,294.00	\$ 4,734.00	\$ 8,474.00	\$ 6,420.00
	Count	5	8	13	26	20

3. Life Expectancy

LIFE EXPECTANCY (YEARS)		
Item	Non-Tropical	
Refrigerators	15	
Ranges	10	
Dishwashers	9	

APPENDIX F, APPLIANCE SPECIFICATIONS, REPAIR HISTORY, REPAIR/REPLACEMENT
CALCULATION

Attachment



REPAIR/REPLACEMENT GRAPH

APPENDIX G SELF HELP (U-DO-IT CLOSET)

1. **GENERAL:** Family housing residents are required by AR 210-50 to perform certain self-help for minor maintenance and repair of residence and grounds. These tasks are listed in APPENDIX G. The tasks are designed for minimal use of simple hand tools (screwdriver, hammer, pliers, spline tool, etc). A list of representative materials and supplies, not inclusive, available to residents is in this appendix. Due to Heritage Village size and location, limited materials and some tools are available to family housing residents from the U-DO-IT Closet.
2. The resident will fill out a U-DO-IT request form for materials and tools and take to the Community/Service Center during normal operating hours. The request is a 3-part form, with original to Government, 1st copy (Contractor), 2d copy (Requestor). A government employee will check to insure the person is authorized to receive materials and tools, and forwards electronically the request to Contractor.
 - 2.1 The original is filed in the Residence facility file by the Government. 1st copy serves as the Service Order to Contractor to procure U-DO-IT materials, and the 2d copy is the resident copy that is surrendered to Government upon pickup of materials and supplies.
3. Contractor will deliver U-do-It supplies twice per week, Tuesday and Friday, during normal workweek to the COR. Requests received on or before Tuesday each week will be available for pickup on Friday of the same week. Requests received on or before Friday each week will be available for pickup on the following Tuesday.
4. Contractor will procure, segregate, package, and deliver the U-Do-It supplies to the Community/Service Center. Materials will be packaged in paper or plastic bags with the address clearly marked on exterior and a copy of the U-DO-IT request attached.
5. Community/Service Center will notify resident materials are available for pickup, and bring copy of U-DO-IT request. Resident will appropriately identify themselves, surrender their U-DO-IT request, and receive materials and supplies. Contractor will bill Government for U-DO-IT materials monthly as in Para 9. A copy of the U-DO-IT Center request will serve as the Contractor's service order documentation.

SELF-HELP SHOPPING LIST

NOTE: FILL IN BLANK WITH ITEM NUMBER AND QUANTITY REQUESTED. ITEMS IN BOLD ALL CAPS MUST BE TURNED IN TO RECEIVE TO RECEIVE NEW ONE.

Description	Qty	Description	Qty
Appliances		Electrical	
KNOBS, RANGE		Porch Light Cover	
EXHAUST FILTER		Diffuser	
DRIP PAN, ELEC		Nut/plat Light fixture	
BROILER PAN W/RACK		Globe	
VEGETABLE PAN		Angelo	
CENTER POST		Bathroom	
REFRIGERATOR RACK		Candelabra	
OVEN RACK		Ceiling	
REFRIGERATOR SHELF		Hallway	
ICE TRAY		Kitchen	
ICE MAKER BUCKET SHELF		Finial Nut	
CRISPER		Double switch plate	
		2 gang double receptacle cover	
Entomology		3 gang double receptacle cover	
ROACH COACH		1 double receptacle cover w/ 1 switch combo	
Hardware		Double receptacle plate, weather proof	
Cabinet door latch			
Cabinet handle			
Crash stop, storm door (spring and chain)		Plumbing	
Door bumper tip		Faucet aerator	
Storm door closer		Disposer splash guard	
Hasp w/ screws		Sink spray	
Hook and eye		Sink strainer	
Sliding glass door lock		Tub strainer	
Door closer		Chain ring and stopper	
Door sweep		Toilet seat	
Screen wire		Shower curtain rod	
Screen spline		Shower rod bracket	
Nylon clothesline		Shower head	
Umbrella clothesline		Soap dish	
Spackling Compound		Toilet plunger	
Air Filter		Toothbrush holder	
Splash block		Toilet tissue holder	
Security		Flip lock	
Bolt barrel lock		Window lock	
Chain Lock			

APPENDIX H OCCUPANT CLEANING RESPONSIBILITIES

1. **OCCUPANT CLEANING RESPONSIBILITIES.** The occupant is responsible for returning the residence to the Government in a Move Out (Surface Clean) Condition. Surface clean condition implies that a residence is left clean throughout, although not necessarily scrubbed. A regularly cleaned residence should only require a wipe down and sweep/vacuum at move out in order to deliver the residence back to the Government. Wear and tear plays a factor in the acceptability of surface-clean condition.
2. Surface Clean condition, as a minimum, is defined all personal items to be completely removed from the residence, storage area, and garage; any items requiring disposal are disposed of in an appropriate, proper, and approved manner; equipment or features delivered as part of the residence, including appliances, appliance parts, fixtures, hardware, blinds, etc, are returned intact and in proper working order, wall color is not altered or changed; carpeted surfaces to be vacuumed and free of excess spots or stains; all windows to be closed and locked with window covering left in the “closed” position.
3. **KITCHEN**
 - 3.1. All kitchen surfaces to be wiped down, free of excessive grease build-up.
 - 3.2. Refrigerator to be wiped down inside and out, empty and free of mold/mildew.
 - 3.3. Range hood, stovetop, oven, drip pans, and under burners to be wiped down and are free of burned on food and excessive grease
 - 3.4. Food deposits removed from sink and garbage disposal.
 - 3.5. Dishwasher exterior to be cleaned.
 - 3.6. VCT and Sheet vinyl to be swept and cleaned, wet mopped.
4. **BATHROOMS**
 - 4.1. All bathroom surfaces to be wiped down. All surfaces to be free of soap scum, mold, mildew, and dirt buildup.
 - 4.2. Tub/shower to be free of mold/mildew and soap scum buildup with the shower curtain removed.
 - 4.3. Toilet cleaned inside and out.
 - 4.4. Vanity, sinks, and tiled surfaces to be wiped down and free of mold/mildew.
5. **BEDROOM / LIVING ROOM / DINING ROOM**
 - 5.1. Flooring surfaces to be swept or vacuumed as appropriate to the surface.
 - 5.2. VCT and sheet vinyl floors to be damp mopped.
6. **GARAGE/SHED:**
 - 6.1. Garages, sheds, storage areas to be swept and free of debris.
 - 6.2. Trash containers and recycle bins. Cleaned containers will be placed in the garage or storage shed.

APPENDIX J
PAINTING AND FLOOR FINISHES SPECIFICATIONS

1. Paint Specifications: Interior paint shall be a satin finish Sherwin Williams Promar 400 or government approved equal. Walls are textured and the ceilings are stippled in each residence.

SURFACE	SUBSTRATE	TYPE OF PAINT	FINISH COAT
Exterior	Wood/vinyl	Latex	Satin
Interior	Gypsum board 4 mils minimum wet film thickness each coat	Latex	Satin
Interior wood surfaces (except floors) to receive stain or natural finishes	Wood	Polyurethane	Polyurethane

2. Linoleum Specifications: Replacement material shall be “no wax” and of grade “B” quality as specified in ASTM 1303. The contractor shall submit five (5) standard color and pattern samples from three different manufacturers for approval at the start of the contract, or as otherwise requested, to the COR. The COR will approve three samples for use. Replacement material for vinyl composition tile shall be of the same quality and color as existing. .

3. Carpet Specifications. Surface preparation and carpet installation shall be in accordance with commercial standards and manufacturer recommendations. The carpet type shall be tufted and be of a frieze (twist) design. The color shall be a neutral hue such as beige, taupe, or warm gray. White and extremely pale tints are not acceptable. Pattern carpet(s) shall not be used. The minimum face weight shall be 30 oz the carpet shall be action back type. The carpet shall pass the DOC FF 1-70 Pill Test and meet the requirements of the Life Safety Code, NFPA 101. The carpet Gauge shall be 1/8". The yarn shall be branded by the fiber producer, Nylon-6.6 with a soil and stain resistant finish. Wool carpet shall not be used. The carpet underlayment (pad) shall be of 1/2" rebond 6lb or better. The contractor shall submit a sample of the carpet and pad to the COR for approval. The government reserves the right to have the contractor install carpet over tile when requested.

APPENDIX K
VARIATION IN CONTRACT WORKLOAD

a. If the quantities of housing units to be maintained change (either increase or decrease) from the quantity shown in Section B “Supplies or Services and Pricing/Costs” or the PWS, an adjustment will be made to the monthly price. This adjustment shall be applied when the number of units available for maintenance changes due to a contract where another contractor takes full responsibility for the housing unit(s) for 30 days or more.

b. The government shall provide the contractor 30 days notice prior to adding or deleting units for maintenance and the adjustment will be effective on the day the unit(s) are added or deleted from service.

c. The amount of adjustment is determined by dividing the number of units cited in the schedule or PWS into the monthly price. Then multiply that figure by the number of units to be added or removed from service. Where units are added or deleted during a given month, the price is adjusted by the number of calendar service days applicable.

Example

Type of Service	Qty	Unit Price	Unit	Annual Amount
MAINTENANCE OF 250 AFH UNITS	12 months	\$25,000	MONTH	\$300,000

For example, on 15 May 04 AFH identifies 50 units for renovation that need to be removed from the maintenance service contract for 35 days starting on 1 July 04.

$\$25,000. / 250 = \100.00 per month per unit

$\$100.00 \times 50$ units removed = \$5,000 per month for 50 units

$\$5,000 / 30$ days = \$166.66 per day for fifty units

$\$166.66 \times 35$ days = \$5,833.33 deducted from the contract price.

APPENDIX L

HERITAGE VILLAGE INSTRUCTIONS FOR CLEARING/CLEANING FAMILY HOUSING

1. FINAL INSPECTION: _____

(DATE)
(TIME)

2. A. Upon completion of the resident's final inspection. Housing will prepare termination orders. Upon receiving the termination orders the resident is free to continue with the out-processing for departure from Fort Bragg or process the letter with the resident's PAC if remaining at Fort Bragg.

- B. If a resident elects to use a "U-Haul" vehicle for a "dirty" move, the vehicle will NOT be parked on grassed areas to load household goods. The resident will be liable for any damage to grassed areas.

- C. No work orders will be accepted within 7 working days prior to the final inspection, unless it is classified as an emergency to prevent damage to the quarters.

3. Transportation arrangements must be completed and firm before scheduling a termination appointment.

4. **HOUSEHOLD GOODS AND TERMINATION:** Housing will be cleared only after all personal property has been removed; therefore, clearance must be scheduled on a date after the packing; shipping of household goods. Termination inspection will be canceled if any personal property is in the quarters at the scheduled inspection time.

5. **TELEPHONE:** Sprint Telephone provides service. Resident must arrange for discontinuance of service by calling 910-864-9011.

6. **INSPECTION DISAGREEMENTS:** If you disagree with the inspectors over the cleanliness or damages to the

quarters, you can request to have the termination inspector's supervisor examine the quarters.

7. OCCUPANT CLEANING RESONSIBILITIES:

- A. The occupant is responsible for returning the residence to the Government in a Move Out (Surface Clean) Condition implies that a residence is left clean throughout, although not necessarily scrubbed. A regularly cleaned residence should only required a wipe down and sweep/vacuum at move out in order to deliver the residence back to the Government. Wear and tear plays a factor in the acceptability of surface-clean condition.
- B. Surface Clean condition, as a minimum, is defined all personal items to be completely removed from the residence, storage area, and garage; any items requiring disposal are disposed of in an appropriate, proper, and approved manner; equipment of features delivered as part of the residence, including appliances, appliance parts, fixtures, hardware, blinds, etc, are returned intact and in proper working order, wall color is not altered or changed; carpeted surfaces to be vacuumed and free of excess spots or stains; all windows to be closed and locked with window covering left in the "closed" position.
- C. **KITCHEN:** All kitchen surfaces to be wiped down, free of excessive grease build-up. Refrigerator to be wiped down inside and out, empty and free of mold/mildew. Range hood, stovetop, oven, drip pans, and under burners to be wiped down and are free of burned on food and excessive grease. Food deposits removed from sink and garbage disposal. Dishwasher exterior should be cleaned. VCT and Sheet vinyl to be swept and cleaned, wet mopped.
- D. **BATHROOMS:** All bathroom surfaces to be wiped down. All surfaces to be free of soap scum, mold, mildew, and dirt buildup. Tub/Shower to be free of mold/mildew and soap scum buildup with the shower curtain removed. Toilet cleaned inside and out. Vanity, sinks, and tiled surfaces to be wiped down and free of mold/mildew.
- E. **BEDROOM/LIVINIG ROOM/DINING ROOM:** Flooring surfaces to be swept or vacuumed as appropriate

to the surface. VCT and sheet vinyl floors to be damp mopped.

- F. **GARAGE/SHED:** Garages, sheds, and storage areas to be swept and free of debris. Trash containers and recycle bins. Cleaned containers will be placed in the garage or storage shed.
- G. **REFUSE CONTAINER(s):** All refuse containers must be emptied, cleaned, drained, and placed in the storage room, if lockable, or in the laundry room or basement of the quarters. All household refuse must be removed from the housing area and taken to the landfill. Only yard debris that is bagged can be left at the curb on day of refuse pick up.
- H. **KEYS:** Resident will provide two keys for each different lock to include the front and back doors, and the storage room, when applicable, unless your record indicated that you were assigned a different amount. When the same key unlocks the doors, front and back, only two keys must be provided. A fee will be assessed for lost keys. All residents must turn in key to mail box and garage.
- I. **PROPERTY:** All personal property must be removed from the house.
- J. All personally constructed TV/CB antennas and satellite dishes and wiring will be removed prior to termination. Removal includes all brackets used for assembly and restoration of yard. The termination inspector will assess any damage caused by construction or removal.
- K. Residents are responsible for removal of personal owned/installed equipment, appliances, and /or built-in improvements, and for restoring the structure to its original configuration and condition prior to clearing. Any damage caused by removal will be charged to the resident. Exceptions will be made in instances where prior approval has been granted and the improvement is in good repair. These exceptions will be made on a case-by-case basis at the request of the resident.

- L. Quarters will not contain any odors such as urine, feces, or decaying organic matter. Residents will be charged to decontaminate the quarters of all odors and urine smells/
- M. **OUTSIDE STRUCTURES:** Outside structures, such as doghouses, sheds, fences, etc., not erected by PWBC or approved by the Housing Division, will be removed prior to termination, The resident is responsible for installing either centipede or Bermuda sod, as designated for the housing area, any grass destroyed by a structure, dogs, etc. If season prohibits installing sod, resident will be charged for damage. Paint on brick building will be removed. Graffiti, of any form, will be removed. All exterior surfaces will be checked for spider webs and cobwebs are to be brushed off. Excess dirt and mud on surfaces will be washed for example, children's hand prints on brick walls and screens.
- N. **HOLES IN YARD:** All holes will be filled. This includes fence postholes and the like.
- O. Carports, parking spaces, driveways, walkways, patios, and storage sheds will be free of debris, dirt, oil, and stains.
- 13. **RESIDENT SELF-HELP RESONSIBILITIES:** Residents are responsible for routine maintenance that would normally be done if they owned the house. The U-DO-IT Center will issue items to complete these tasks.
 - A. The following is a list of routine maintenance tasks that include (but not limited to) the following that must be checked and fixed prior to resident clearing quarters:
 - B. Replace broken soap-dishes, toothbrush holder, towel racks, shower curtain rods, and doorstops (to include rubber stops).
 - C. Replace furnace and air-conditioning filters.

- D. Replace damaged or missing switch and receptacle cover plates.
 - E. Replace damage or missing refrigerator trays (two per unit as applicable).
 - F. Repair or replace damage or missing screens. No work orders will be accepted.
 - G. Put hose bib cap on hot and cold water faucets after disconnecting washer.
14. **ELECTRICAL:** Furnish and install light bulbs (resident must purchase) replace broken globes. Furnish and replace fluorescent lamps and starters. Reset tripped circuit breakers. Replace cracked/broken switch and receptacles plates.
15. **APPLIANCES:** Clean/replace filters in kitchen range hood fan furnish and replace appliance bulbs, replace drip pans, racks, and knobs on ranges.
16. **FIRE PROTECTION:** Test smoke detectors to ensure they are operating properly. Check fire extinguishers to see if charging is need.